



Design Review Board Study Session

TO: DESIGN REVIEW BOARD

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MEETING DATE: JULY 19, 2012

SUBJECT: DR12-12, KNEADERS BAKERY AND CAFE

STRATEGIC INITIATIVE:	Community Livability
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REQUEST

DR12-12 Kneaders Bakery and Cafe: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials at Safeway Plaza, located at the southwest corner of Higley and Baseline Roads zoned Shopping Center (SC) District.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

History

Date	Action
January 21, 1997	Council approved A96-04 annexing the site.
August 21, 1999	Council approved Z99-07 rezoning the 12 ac. site to General Commercial (C-2) PAD for Safeway and Shops A and B
October 14, 1999	DRB approved DR99-80 Safeway Grocery Store and Shops A and B plus Pads A-C with a total 81,150 sq. ft. floor area

Overview

The request is for approval of a new stand alone; bakery and café use with indoor dining and drive thru-lane along the north side of the building, situated on an undeveloped 1.21 ac. pad site at Safeway Store #1748, located at the southwest corner of Higley and Baseline Roads.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Regional Commercial	Baseline Rd. then Regional Comm. (RC) Higley Marketplace
South	Shopping Center	Shopping Center (SC) Safeway Store. #1748 and McDonald's Restaurant
East	Regional Commercial	Higley Rd. then vacant County Rural-43 District
West	Shopping Center	Shopping Center (SC) Safeway Store. #1748 and retail pad
Site	Shopping Center	Shopping Center (SC), vacant pad site at Safeway Store. #1748

Project Data Table

Gross Site Acreage	1.21 ac., overall site is 12.17 ac.
Existing Zoning	Shopping Center (SC)
Building Setback Front North (Arterial) Allowed	50 ft.
Building Setback Front North (Arterial) Proposed	67 ft.
Building Setback Side Arterial (East) Allowed	50 ft.
Building Setback Side Arterial (East) Proposed	73 ft.
Building Setback Rear Existing	15 ft.
Building Setback Rear Proposed	53 ft.
Building Height Allowed	35 ft.
Building Height Proposed	18- 20 ft.
Floor Area	3,635 sq. ft. plus 408 sq. ft. outdoor patio
Parking Required/ Provided	42/ 13 spaces onsite, 29 spaces provided on remainder of shopping center by cross parking agreement, overall center 455/ 504

DISCUSSION

Site

The 1.21 ac. site is an undeveloped pad at the 12.1 ac. Safeway Store #1748 at the southwest corner of Higley and Baseline Roads. The proposed 3,635 sq. ft. building is for a bakery and café with an indoor dining restaurant also with a drive thru-lane for takeout food. The site is adjacent to the existing parking lot and drive aisles and the drive-through lane is adequately accommodated within the overall circulation pattern for the center. The building location meets the 50 ft. setback from the arterial roads to the north and east sides of the site. All site accesses drive aisles and parking areas currently exist. A large sidewalk/ pavement area is situated along the south side of the building along with a 12 by 34 ft. outdoor covered pergola patio area.

Landscape

The site is located at the arterial intersection and is maintaining the 50 by 250 ft. landscape areas. The arterial intersection landscape areas are already developed and contain a 0.6 ac. landscaped retention basin and existing parking lot screenwall. The landscaping meets the approved theme for the shopping center. The applicant has agreed to field check existing landscaping in the landscape areas and replace or fill in any plant materials that are missing from the landscape plan. An additional 5,000 sq. ft. area around the new pad will be landscaped and contains Blue Palo Verde and Mondell Pine plus variously other shrubs and plant cover to match the center.

Grading and Drainage

The existing retention basin is located along the north and east side of the site and serves the site as well as being part of the overall stormwater retention system for the overall center. Runoff from this site was planned as part of the overall center stormwater retention provisions and no additional basin is required.

Elevations

The building contains tumbled face brick finish along with EIFS finished upper walls and cornice details. Two raised tower elements are provided at the entry ways and windows with beige vinyl frames are provided along the south and western sides with the west side being a curved, radial wall with glazing also extending onto part of the north side at the dining room. The drive thru lane is situated along the north side of the building with order and menu board located along the east side and the pay and pick-up windows are situated along the north side, beneath a large, 16 by 30 ft. canopy. The style, colors and materials of the building are compatible to the rest of the shopping center. The Kneaders signage will contain stylized pan channel letters and be subject to a separate staff review and signage permit in conformance with the LDC and comprehensive sign plan for the site.

Floor Plan

The restaurant has seating for over 100 patrons in the dining area along the west half of the building with the drive-thru window situated along the north central areas and large kitchen along the east side. As noted the main door is situated along the south side with a secondary exit along the northwest side and service door along the east side of the building.

Lighting

Lighting consists of 4 EMCO parking lot type lighting for the drive- through lane wit with shoebox, 150 watt metal halide fixtures mounted at 20 ft. high. Building sconce lights are located at the entries and at the pick-up window. A photometric plan has been provided showing site lighting is reasonably subdued with light levels measured at property lines along the north and east sides at 0.1 F.C or less meeting LDC lighting standards.

Colors and Materials

The building contains tumbled face reddish brown brick finish along with 2 tone tan EIFS walls. Windows contain bronze tint glazing and beige vinyl frames.

Summary

The site plan requires stacking, landscape setbacks and circulation for the drive-thru that is compatible with the existing commercial center. Building elevations provide balanced, four sided architecture and includes a full shade canopy at the drive-thru. Staff believes the materials complement the existing center even though they are different.

Attachments and Enclosures:

1. Vicinity Map
2. Aerial Photo
3. Colors and Materials
4. Site Plan
5. Grading and Drainage
6. Landscape
7. Floor Plans
8. Elevations
9. Lighting